



**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY AUGUST 27, 2012 - 4:00 P.M.
1520 MARKET ST. #2000
www.stlouis-mo.gov/cultural-resources**

Roll call.

Approval of the July 23, 2012 minutes.

Approval of the current agenda.

A. SPECIAL AGENDA ITEM

Page

Report on Moving Forward with Solar Panel Standards.....1

PRELIMINARY REVIEW

Jurisdiction

Project

Page

B. 1722 CARROLL ST.....Lafayette Square HD Construct single-family house3

APPEALS OF DENIALS

Jurisdiction

Project

Page

C. 3318 WISCONSIN.....Benton Park HD..... Demolition of 2-1/2 story14
townhouse

D. 913 ALLEN.....Soulard HD Retaining wall constructed25
without a permit

E. 4180-82 MANCHESTER.....National Register District..... Demolition of 2-story.....28
Preservation Review Dist. commercial building

F. 2911 MILTON.....Compton Hill HD Window replacement35



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

DATE: August 27, 2012
FROM: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Report on development of standards for solar panel installation in historic districts and for City Landmarks.

BACKGROUND:

The Cultural Resources Office Director presented an overview of how solar panels are being regulated in historic districts throughout the country at the July, 2011, Preservation Board meeting. The report explained guidance provided by the National Park Service and three general approaches to review. Following that presentation, a survey was distributed to community groups active in local historic districts to gauge how district residents feel about solar panels in historic districts. The only clear consensus from the survey is that proposals might best be considered on a case-by-case basis.

The Cultural Resources Office is seeing more applications in 2012 for solar panel installations than previously. At the June, 2012, Preservation Board meeting, the discussion of the solar panel application under consideration noted that the Board and the Cultural Resources Office has researched this topic and has had general discussions of it, but has yet to develop detailed standards. Board Member Michael Killeen requested that staff take a leadership role on this issue. The Cultural Resources Office is acting on that suggestion by providing the Board with additional information and proposing how to move forward.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART II - PRESERVATION BOARD

SECTION SEVEN. Preservation Board Powers and duties.

A. The Preservation Board shall be responsible for establishing and articulating policy with respect to historic preservation in the City, and for establishing and articulating standards with respect to the minimum exterior appearance of Improvements within Historic Districts, Landmarks and Landmark Sites as provided in this ordinance in such a manner as to enhance property in the City, encourage property maintenance and promote development consistent with the Comprehensive Plan.

PROPOSED PLAN TO DEVELOP POLICY FOR SOLAR PANEL STANDARDS:

The Cultural Resources Office will report on the existing historic district standards in terms of solar panel regulation and the number of applications being received. The report will also recommend moving forward with the development of detailed standards that would more fully articulate the general statements in existing standards, to use where no standards address solar panel installation, and to use for City Landmarks.

RECOMMENDATION:

That the Preservation Board direct the Cultural Resources Office to continue to develop standards and consult with neighborhood groups and to make firm recommendations for action at a subsequent meeting as soon as is possible.

CONTACT:

Betsy Bradley Planning and Urban Design, Cultural Resources Office
Telephone: 314-657-3850
E-Mail: bradleyb@stlouis-mo.gov



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

B.

DATE: August 27, 2012
FROM: Jan Cameron, Preservation Administrator, Cultural Resources Office
SUBJECT: Preliminary review to construct a 2 ½-story residential building
ADDRESS: 1722 Carroll Street
JURISDICTION: Lafayette Square Historic District — Ward 6



1722 CARROLL STREET (lot 5)

Owner and Applicant:
Diversified Development
John Mueller

Recommendation:
Staff recommends that the Preservation Board consider granting a variance for the construction of this residence that does not meet the requirements of a Historic Model Example and direct the developer to continue to work with the Cultural Resources Office staff to refine elements and details of the design.



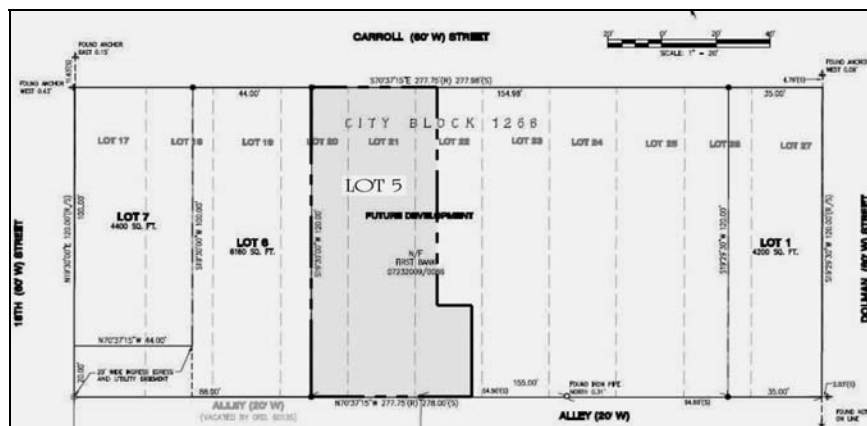


VIEW OF SITE FROM WEST WITH 1710 CARROLL IN THE BACKGROUND

BACKGROUND:

At their June 26, 2011, the Preservation Board gave preliminary approval to a proposed development of single-family houses to be constructed on the vacant south side of the 1700 block of Carroll Street. Originally the property was the site of the Peabody School (1872 — demolished 1940), and was later occupied by a Salvation Army facility, demolished in 2006. The original proposal was for seven two-story, single-family houses, all based on a historic Italianate house from the neighborhood. To date, a single house, 1710 Carroll, has been built at the southwest corner of Carroll and Dolman Street. A permit application for a second house of the same design, is pending for the lot at the western corner of the site.

This preliminary review application is for Lot 5, in the center of the development. Because the prospective owners wish a different façade design from that approved by the Preservation Board, and because that design does not follow the very specific standards for new construction in the new revised Lafayette Square Standards, the project was scheduled for Board review.



DEVELOPMENT SITE PLAN WITH LOT FOR 1722 CARROLL SHOWN SHADED



1710 CARROLL STREET LOOKING SOUTHWEST TO 1722



1710 CARROLL STREET

RELEVANT LEGISLATION:

Excerpt from Ordinance #63327, Lafayette Square Historic District:

ARTICLE ONE – DEFINITIONS

101.12 Facade (See figure 2)

A building façade is an outer wall of a structure. Façades are distinguished by their architectural presence as primary, secondary, and rear. Primary façades establish the architectural character of the building and are street facing and therefore public façades as well. Secondary façades have less architectural character than primary façades and are typically side walls of a building. Secondary façades that face the street are also public façades; those that do not were intended to be private façades. However, secondary façades that are now more than 4 feet from an adjacent building are visible from public areas and are consequently considered to be public façades. Rear façades often have a more utilitarian appearance and role, and generally are not meant to be seen from a street. They are private façades.

A] Primary Public Façade

A primary façade that directly faces a public street.

B] Private Façade

As this ordinance distinguishes between public and private areas of properties, private façades are those that are not visible from the street. These include rear, alley-facing façades and side façades separated by a maximum of 4 feet from adjacent buildings.

C] Secondary Public Façade

A side exterior wall that faces directly onto a street. Secondary public façades include those sections of the walls that are recessed. Secondary façades that are more than 4 feet from an adjacent building are visible from public areas and are therefore considered to be public façades.

D] Secondary Private Façade

A side exterior wall that does not directly face a street and is separated by no more than 4 feet from an adjacent building.

Comment: The front elevation of the proposed building is a Primary Public Façade. Both side elevations are Secondary Public Façades: when houses are constructed to either side of 1722, they will remain Secondary Public Facades as the distance between buildings will be greater than 4 feet. The rear elevation is a Private Façade.

303 NEW RESIDENTIAL CONSTRUCTION BASED ON AN HISTORIC MODEL EXAMPLE

303.1 Historic Model Example

In order to be consistent with the historic character of the district, each new residential building shall be based on a Historic Model Example (HME). This is understood to be one specific historic building and the design for a new building cannot draw upon elements from several buildings. The HME selected should be located in close proximity to the site of the new construction and represent a common property type. The property owner shall obtain concurrence from the Cultural Resources Office that the HME is appropriate for the site.

Does not comply. Although the proposed design is based on historic models, it does not constitute a Historic Model Example in that it is based on two historic buildings which are not in close proximity to the site and one of which is in another historic district.



MODEL EXAMPLE SUBMITTED IN 2011

NOTE: The preliminary approval by the Preservation Board last June was prior to the adoption of revised Lafayette Square standards. The developer agreed to comply with the new standards, still in draft, and used an Italianate building in Lafayette Square as a Model Example—the earlier standards did not a Model Example for new construction.

The final adopted version of the Standards has a strict interpretation of a Historic Model Example, which this design does not fulfill. It attempts to reconcile the owners' wish for Romanesque detailing with the requirements of the new Standards. The following comments address the proposal's compliance with the Standards outside the issue of whether the design conforms to an appropriate Historic Model Example as defined by the Standards.



MODEL EXAMPLE SUBMITTED FOR
FRONT FAÇADE DESIGN



MODEL EXAMPLE SUBMITTED FOR
FIRST STORY WINDOW

303.2 Site Planning

A] Alignment and Setback

- 1) *New construction and additions shall have primary façades parallel to such façades of adjacent buildings and have the same setback from the street curb.*

Complies. The building will be sited in line with the existing building at 1710. As there were no extant buildings on the property, this setback duplicates the setback of the north side of Carroll.

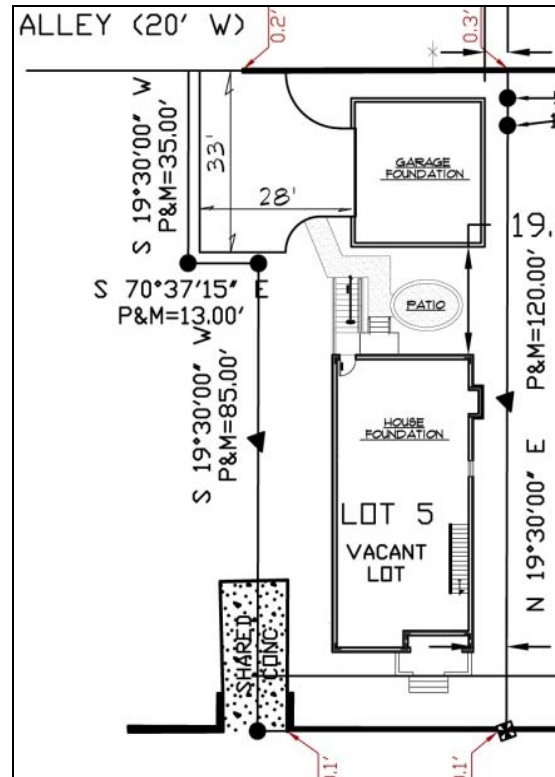
- 2) *In the event that new construction or addition is to be located between two existing buildings with different alignments to the street or with different setbacks, or in the event that there are no adjacent buildings, then the building alignment and setback that is more prevalent within the block front, or an adjacent block front, shall be used.*

Not Applicable.

- 3) *New residential buildings in an area with no existing historic buildings shall have a common alignment based on the historic pattern of that block front or an adjacent block front.*

Not Applicable.

- 4) *The existing grades of a site may not be altered beyond minor grading to affect water runoff.*



SITE PLAN, SHOWING SETBACK
AND REAR GARAGE

Complies. No grades will be substantially altered and the existing retaining wall will be maintained.

- 5) *The setback requirements are not intended to disallow construction of alley or carriage house type new construction.*

Not Applicable.

- 6) *Ancillary buildings shall be placed to be the least visible from public streets.*

Complies. Proposed garage will be located directly behind the house.

- 7) *There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks in terms of distance from the curb. New and refurbished public sidewalks must be a minimum of 4 feet wide where possible and have a cross slope that provides an accessible route.*

Complies.

- 8) *No new curb cuts for vehicles shall be allowed. Abandoned curb cuts will not be reutilized. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed.*

Complies. Curb cut will be located at the alley.

303.3 Massing and Scale

- A] *The massing of new construction shall be based on that of the HME selected to be comparable to that of the adjacent buildings or to the common overall building mass within the block front. This massing is typically relatively tall, narrow, and deep.*

Complies. The proposed building shares the massing and scale of the previously-approved design at 1710 Carroll and will have the same façade width and cornice height. It will have a hipped roof, however, thereby increasing the perception of its scale. The situation of a 2½-story building adjacent to a 2-story is not uncommon within the district.



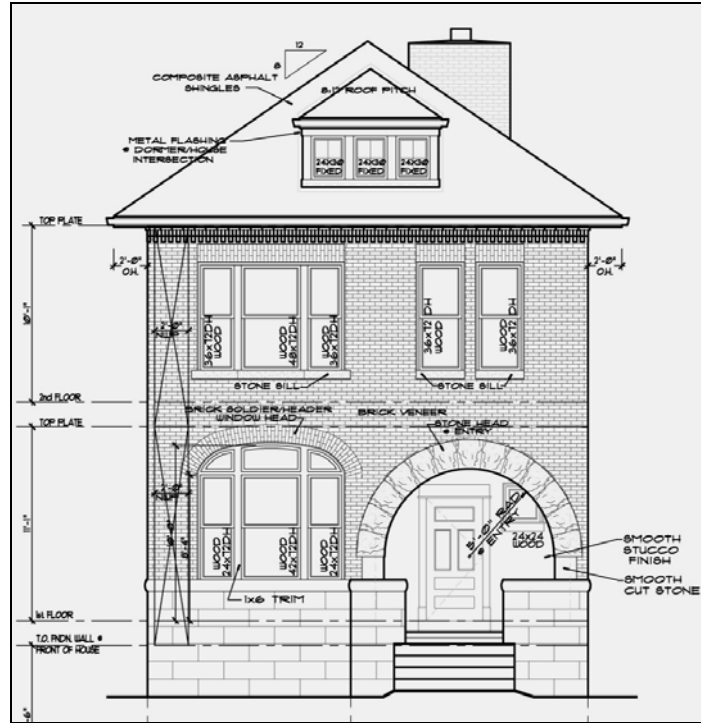
BLOCKFACE OPPOSITE THE SITE ON CARROLL — NOTE CHANGE IN SCALE

- B] The HME and new building shall have a foundation raised above grade as a means to maintain compatibility in overall height with adjacent historic buildings.

Complies. The building is raised above grade approximately 3-½ feet.

- C] The HME and new building shall appear to be the same number of stories as other buildings within the block front. Interior floor levels of new construction shall appear to be at levels similar to those of adjacent buildings.

Complies with both requirements.



PROPOSED FRONT ELEVATION

- D] The height of the HME and new construction shall be within two feet above or below that the average height within the block. Building height shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building, to the façade cornice on a Mansard roofed building, or to the roof eave on a building with a sloping roof.

Complies. The cornice height on the proposed building will match that of 1710 and other proposed buildings to be constructed on the site.

- E] The floor-to-ceiling height of the first floor of HME and new construction shall be a minimum ten feet, and the second floor floor-to-ceiling height shall be a minimum of nine feet.

Complies. The first story floor-to-ceiling height is 11 feet; the second story is 10 feet.

303.4 Proportions and Solid to Void Ratio

- A] The proportions of the HME and new construction shall be comparable to those of the HME and adjacent buildings. The proportional heights and widths of windows and doors must match those of the HME, which should be 1:2 or 1:3, the height being at least twice the width, on the primary façades.

- B] The total area of windows and doors in the primary facade of new construction shall be within 10 percent of that of the HME.

- C] The proportions of smaller elements, including cornices and their constituent components, of the HME will be replicated in the new construction.

Aside from the question of the use of a Historic Model Example, the project would comply with these requirements.

A) *Exposed foundations must be scored or cast to simulate load-bearing masonry mortar joints, or be faced with stone laid in a load-bearing pattern.*

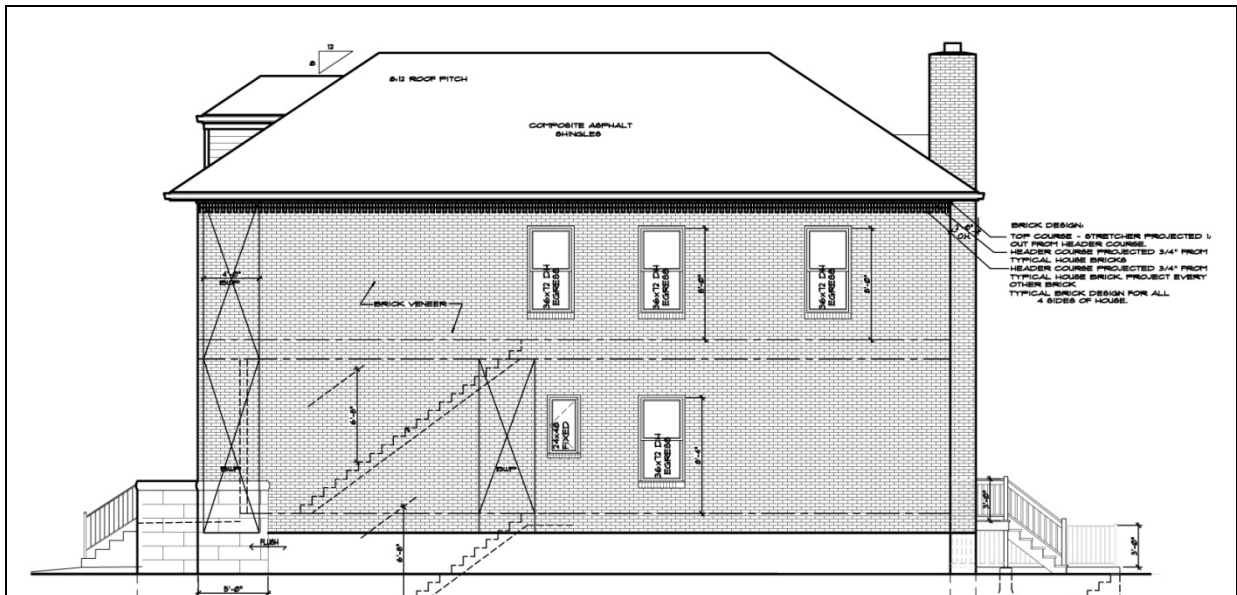
Architectural elevation drawing of a two-story house. The roof is gabled with a 12/12 pitch and composite asphalt shingles. The exterior walls are brick veneer. The front facade features a central entrance with a transom window, flanked by windows. The side facade has a large window and a door. Dimensions for windows, doors, and roof pitch are provided. A small porch is visible on the left side.

B) *As in the HME, there shall be a differentiation in all façades near the level of the first floor that defines the foundation as a base. The wall materials and /or the detailing at the base shall be distinct from that of the rest of that façade.*

C] The exterior wall materials of HMEs are a combination of stone and brick or all brick. Typically the primary façade material is different from the single material used for the side and rear walls.

D] *The materials of the primary façade of new construction shall replicate the stone or brick of the HME.*

- 10



WEST ELEVATION

2) The use of scored stucco and cementitious materials to replicate the stone of the façade of the HME is permitted. As for stone façades, the return at the secondary façades shall replicate that of the HME.

- (a) Brick shall replicate that of the HME as a pressed face brick with a smooth finish and a dark red color with only minor variations in color. Brick shall have these dimensions, $2\frac{2}{3}'' \times 8'' \times 4''$, or be based on an HME. No brick façade will display re-used brick of varying colors and shades.
- (b) Brick will be laid as in the HME, generally in a running bond, and its mortar joints will replicate, by type of façade, that of the HME in color, or be dark red or gray.
- (c) Ornamental brick, stone or replica stone lintels, cornices, sills and decorative bands or panels shall be based on the HME. Window sills on brick primary façades shall be stone or pre-cast replica stone, based on the HME.

Aside from the question of the use of a Historic Model Example, the project would comply with these requirements.

E] The HME shall determine the choice of the material used on the secondary and rear façades of a new residential building. Typically, common brick side and rear walls were combined with a face brick or stone street façade. Materials permitted for use on secondary and rear façades, therefore, shall be brick of suitable color, texture, and bond, and be pointed with mortar appropriate in color, texture and joint profile.

Does not comply. There would be no differentiation between the brick of the front façade and the rest of the building.

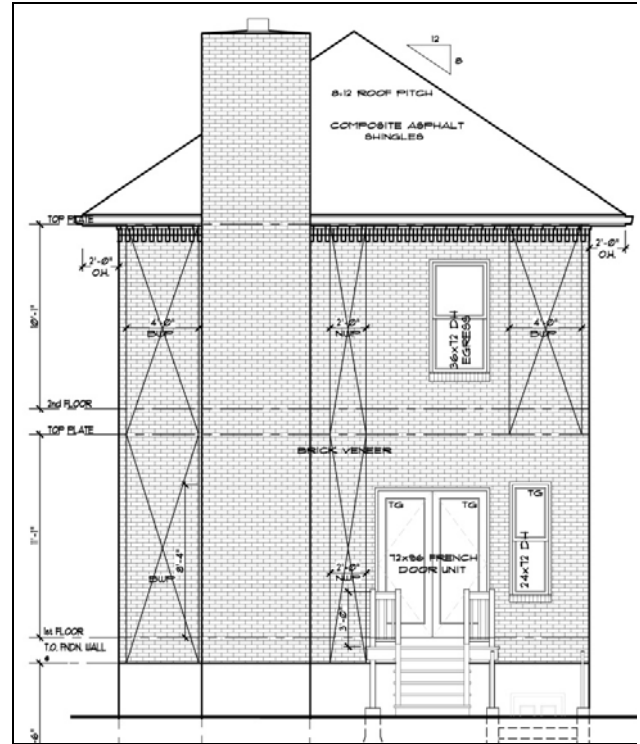
F] Siding of vinyl, aluminum, fiber cement, or wood of any type, style, or color is prohibited on any façade because of the requirement for an HME for new residential construction.

Complies. No siding is proposed.

G] *The materials identified above may be combined with modern construction techniques in the following ways:*

- 1) *The appearance of stone on a raised foundation may be created using stone veneer, parging with joint lines to replicate a load-bearing masonry pattern, or poured concrete that has the pattern of load-bearing masonry.*
- 2) *Brick, stone, and stucco scored to appear as stone may be installed as a veneer on exterior walls.*

Not Applicable.



COMMUNITY CONSULTATION:

There has been no communication from the 6th Ward Alderman. The Cultural Resources Office understands that the developer has been working with the Development Committee of the Lafayette Square Restoration Group to refine the design, and they have indicated their support of the project. They have requested two small revisions: that the area below the recessed porch, proposed to be stucco, be another material, and that the front door detailing be modified.

COMMENTS:

The Lafayette Square Standards specifically require that a Historic Model Example be a single building, not a pastiche of more than one, and moreover, that it be a building located in the near vicinity of the construction site within the historic district. The proposed design is not based on a Historic Model Example. Its design is taken from buildings that are somewhat later in construction dates than the majority of buildings in the Square. There are, however, a few examples of the Romanesque Revival style within the district, although all are considerably larger in scale and massing to the houses in the proposed development. As the requirement for a Historic Model Example was recently emphasized in the adoption of the revised Lafayette Square Standards, this proposal and its support by the Lafayette Square Development Committee raises concerns in that it does not use a building in the historic district as the basis

for the design, draws from more than one design source, and disregards the stated preference for a Lafayette Square building type as the basis for new construction.

The Cultural Resources Office notes that the design of the house is generally compatible with the intent of the Lafayette Square Historic District Standards, which is to ensure that new construction is closely related in design and materials and not deleterious to the historic buildings around it, even though not based on a Historic Model Example. The design has two other deviations from the standards, both minor: (1) the lack of scored concrete foundations on the side elevations and (2) the requirement that the brick of the front façade be a different color and bond from that of the rest of the building, based on the Model Example.

CONCLUSION:

Staff recommends that the Preservation Board consider carefully the requirements for basing new construction on a Historic Model Example and the appropriateness of granting a variance from the standards in this instance; and that the Board request that the developer to work further with the Cultural Resources Office staff to refine a design for the new residence.

CONTACT:

Jan Cameron Planning and Urban Design, Cultural Resources Office
Telephone: 314-657-3851
E-Mail: cameronj@stlouis-mo.gov



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

C.

DATE: August 27, 2012
FROM: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Appeal of Director's denial of demolition permit
ADDRESS: 3318 Wisconsin
JURISDICTION: Benton Park Local Historic District, Benton Park National Register District,
Preservation Review District — Ward 9



3318 WISCONSIN



OWNER:
Richard Seal

APPLICANT:
Diamond H., Inc.

RECOMMENDATION:
That the Preservation Board uphold the Cultural Resources Office Director's denial of the demolition of a Merit building in a local and National Register historic district.

BACKGROUND:

By 2003 Richard Seal, the current owner, had acquired the properties at 3318 and 3320-22 Wisconsin. When the property was inspected in 2010, a number of violations were noted and the property was condemned in 2011. Mr. Seal applied for a demolition permit in June, 2012. The Building Division split the demolition permit application into two applications, as there are two buildings on the property. The Cultural Resources Office Director approved the demolition of the building at 3320-22 Wisconsin due to its unsound condition. The Director denied the demolition of 3318 Wisconsin as it is in sound, Merit building. The owner is appealing that decision.



3318 WISCONSIN ON LEFT (WITH MANSARD ROOF)
AND ADJACENT ROWHOUSES



NOTE PARTY WALL AND
SEPARATE FOUNDATIONS

RELEVANT LEGISLATION:

Benton Park Historic District Standards
211 DEMOLITION

Comment: Buildings which are considered contributing on the National Register of Historic Places listing #85003232 and/or 75 years old or older are considered historically significant to the character and integrity of the Benton Park Historic District. These buildings are an irreplaceable asset, and as such, their demolition is strictly limited.

Ordinance No. 61366 of the City of St. Louis is hereby adopted to govern demolitions of buildings located within the Benton Park Historic District, except that the following Sections of such Ordinance shall, for purposes of this Code only, be deemed revised, amended, or deleted as noted:

1. *"Structure" means any building or improvement of any kind for demolition of which a demolition permit is required and with respect to which an application for a demolition permit is filed.*
2. *(3) Condition: The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, and the threat to the public health, safety, and welfare resulting there from cannot be eliminated with reasonable preventative measures, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation, or restoration required to obtain a viable structure.*

Sound Structures with apparent potential for adaptive reuse, reuse, and/or resale shall generally not be approved for demolition unless application of Criteria 1, 4, 6, and 7 indicates demolition is appropriate.

Structurally attached or groups of buildings: The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

Comment: Reasonable preventative measures as referenced herein, include, but are not limited to, the erection of temporary supports, and the erection of temporary barriers or barricades to protect pedestrians from falling debris. The reasonableness of such preventative measures shall be determined by reference to the Architectural Quality of the Structure as set forth in Section Seven (2), and the Urban Design factors set forth in Section Seven (5) (e.g. more extensive preventative measures will be deemed reasonable for a High Merit Structure than for a Merit Structure). Nothing contained herein shall be construed as relieving owners of buildings of their responsibility to undertake permanent measures to make such buildings safe.

3. *Section Seven (4) is revised to state as follows:*
 - A. *Rehabilitation Potential: If the Applicant offers substantial evidence that the Structure, in its entirety, is in such a condition that the only feasible rehabilitation thereof would be equivalent to total reconstruction; the application for demolition shall generally be approved.*
 - B. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

4. *Section Seven (6) 15 amended to add the following: (F.) the proposed plan, although calling for demolition of one or more Structures, will result in the preservation of building which are High Merit, Merit or Contributing; and (ii) in need of substantial rehabilitation.*

Where the ordinance provisions concerning demolition are essentially the same as the criteria in City Ordinance #64832, the topic will be discussed below.

212 SECURING VACANT BUILDINGS

Vacant buildings shall be protected from deterioration and vandalism as follows:

1. *All windows and doors shall be covered by 1/2" exterior grade plywood if such windows and doors are incapable of securing the building. Comment: City Codes required that plywood used for this purpose be painted red.*
2. *The roof, gutter and downspouts shall carry the rain water to the ground.*
3. *Work necessary to protect the structural integrity of the building must be performed.*

Mr. Seal does not appear to have made any effort to protect the structural integrity of 3318 Wisconsin as the rear portions of the adjacent building deteriorated.

213 DEMOLITIONS BY NEGLECT

Demolition by Neglect is the willful neglect of a structure leading to its destruction by deterioration. A property owner found guilty of Demolition by Neglect shall be required to reconstruct the structure in accordance with pertinent guidelines and standards.

No owner of a structure in Benton Park shall by willful action or willful neglect, fail to provide sufficient and reasonable care, maintenance and upkeep to prevent its destruction by deterioration. This provision shall be in addition to all other applicable Citizens' Service Bureau who shall initiate appropriate action thereon.

The owner has not taken steps in the approximately 10 years that he has owned the property to avoid demolition by neglect, as evidenced in the current condition of adjacent 3320-22 Wisconsin and the effect of the deterioration of that building on 3318.

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

The building at 3318 Wisconsin is located in a Local Historic District, a National Register District and a Preservation Review District.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.*

Not applicable.

- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.*

As a contributing building in the Benton Park Historic District, 3318 Wisconsin is a Merit building. The attached townhouse built in 1890 has an ornate wood cornice below a slate-covered mansard roof. It retains a high degree of historic integrity on the front façade and exposed side elevation.



**REAR OF 3318 WISCONSIN
NOTE INTACT WALL DESPITE COLLAPSE OF ADJACENT BUILDINGS**

C. *Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.*

1. *Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.*

In terms of the ordinance definition of soundness, the building is sound.



PARTY WALL SEPARATING 3318 WISCONSIN FROM ADJACENT PROPERTIES

2. *Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.*

3318 Wisconsin appears to share a party wall with 3320-22. It is assumed that the demolition of 3320-22 can take place without causing damage to the party wall. The party wall will require re-facing with face brick or other material to enable it to function as an exterior wall.

D. *Neighborhood Effect and Reuse Potential.*

1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

Both sides of the 3300 block of Wisconsin have relatively intact block faces, although vacant buildings and boarded windows are present. The east side of

the block is lined with a number of tall, closely-spaced single and multi-family buildings. Slightly smaller single-family dwellings line much of the east side of the block. This portion of Wisconsin has the potential to be a desirable residential block although several properties are awaiting rehabilitation.



WEST BLOCKFRONT



EAST BLOCKFRONT

2. *Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

The owner states that he has not been able to sell the property in its deteriorated state during the last two years. He has not submitted information concerning the cost of rehabilitation of this building.

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

The owner states that he has suffered financial losses in the real estate market since 2008 and has attempted to sell the combined 3318 and 3320-22 property during the last two years. The owner has not provided information on the feasibility of public or private financing, the effect of the use of historic tax credits, or other aspects of the economic situation for the rehabilitation of this property.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. *The effect of a proposed partial demolition on attached or row of buildings.*

The loss of the largest of this pair of buildings with two townhouses would be a noticeable gap in the long row of contributing buildings on this block. The loss of all three townhouses would constitute a significant gap and the retention of 3318 seems all the more critical for the streetscape.

2. *The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.*

The block face of the east side of Wisconsin between Cherokee and Utah is strong, except for the loss of a building closer to Cherokee. A 1930s commercial building occupies the corner of Wisconsin and Utah. The residential portion of the block face on the west side of Wisconsin is also intact.



3300 BLOCK OF WISCONSIN, LOOKING NORTH

3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*

The expected gap in the solid rhythm and density of the block face on Wisconsin from the loss of 3320-22 is unfortunate; the loss of the addition building, 3318, would make the gap significant.

4. *The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*

Not applicable.

- F. *Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:*

1. *The applicant has demonstrated site control by ownership or an option contract;*
Yes.
2. *The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable*

consideration when directly adjoining/abutting facilities require additional off-street parking;

No construction is proposed.

3. *The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;*

Not applicable.

4. *The proposed use complies with current zoning requirements;*

The property is zoned “C,” Multiple Family Residential.

5. *The proposed new construction would commence within twelve (12) months from the application date.*

Not applicable.

- G. *Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.*

Not applicable.

- H. *Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.*

Not applicable.

COMMENTS:

The Benton Park Historic District Standards make it clear to property owners that contributing, historic buildings in the district shall not be demolished. The standards comment that district residents expect property owners to take the “reasonable preventable measures” and steps to shore up buildings and take other necessary steps to avoid “demolition by neglect,” the situation that seems to have occurred with the applicant’s property on Wisconsin.

COMMUNITY CONSULTATION:

The Cultural Resources Office has discussed this property with the 9th Ward Alderman. The Office has received several emails expressing opposition to the demolition.

CONCLUSION:

As 3318 Wisconsin is a sound, Merit building in the Benton Park Historic District, its loss through demolition would be counter to the guidance in the Benton Park local historic district standards and would not meet the criteria in Ordinance #64832.

CONTACT:

Betsy Bradley	Planning and Urban Design, Cultural Resources Office
Telephone:	314-657-3850
E-Mail:	<u>bradleyb@stlouis-mo.gov</u>



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

DATE: August 27, 2012
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Appeal of Director's denial to keep retaining wall
ADDRESS: 913 Allen Avenue
JURISDICTION: Soulard Certified Local Historic District — Ward 7



913 ALLEN

OWNER/APPLICANT:

Lindsay and Mike Munnelly

RECOMMENDATION:

That the Preservation Board uphold the Cultural Resources Office Director's denial as the installed retaining wall is not in compliance with the Soulard Local Historic District Standards.



BACKGROUND:

The Cultural Resources Office received a Citizens Service Bureau complaint in July of 2012 about a retaining wall constructed without a building permit at 913 Allen in the Soulard Local Historic District. Upon receipt of the violation notice, the owners applied for a permit. Since the design was not based on a Model Example, as required by the historic district standards, the application was denied. The owner has appealed the denial and is seeking a variance.

RELEVANT LEGISLATION:

Excerpt from Ordinance #57078, the Soulard Historic District:

RESIDENTIAL APPEARANCE AND USE STANDARDS

101 DEFINITIONS

101.20 Retaining Wall

A structure of masonry, reinforced concrete and masonry or wood which holds back soil.

ARTICLE 2: EXISTING BUILDINGS

402.1 Retaining Walls on Public Facades

New and reconstructed retaining walls shall be based on a Model Example.

Comment: New and reconstructed retaining walls shall replicate the appearance of an historic wall. Thus stone or brick may be applied as a veneer to a concrete wall as long as the outward appearance meets the visual qualities of the Model Example.

The following types of retaining walls are prohibited on Public Facades:

- A. Railroad ties;*
- B. Landscape timbers;*
- C. Concrete block of any type;*
- D. Exposed cast-in-place or precast concrete;*

Does not comply. The owner has installed a red precast concrete block retaining wall not based on a Model Example.



LOOKING SOUTHEAST

COMMUNITY CONSULTATION:

The Cultural Resources Office has not received any comments from the 7th Ward Alderwoman concerning the project. The Soulard Restoration Group has not officially commented on the appeal.



LOOKING SOUTHWEST

COMMENTS:

The Cultural Resources Office denied the retaining wall as it does not comply with the Soulard district standards. Given the slight slope of the front yard, a simple concrete curb, as used at the adjacent property, would be appropriate for this property. The wall constructed of red-tinted cast-concrete blocks stands out as obviously contemporary in material, design and color.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the Director's denial as the installed retaining wall does not comply with the Soulard Neighborhood Local Historic District standards.

CONTACT:

Bob Bettis	Planning and Urban Design, Cultural Resources Office
Telephone:	314-657-3866
E-Mail:	bettisb@stlouis-mo.gov



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

E.

DATE: August 27, 2012
FROM: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Appeal of Director's denial of demolition of front building
ADDRESS: 4180 Manchester
JURISDICTION: Forest Park Southeast National Register District, Preservation Review District — Ward 17

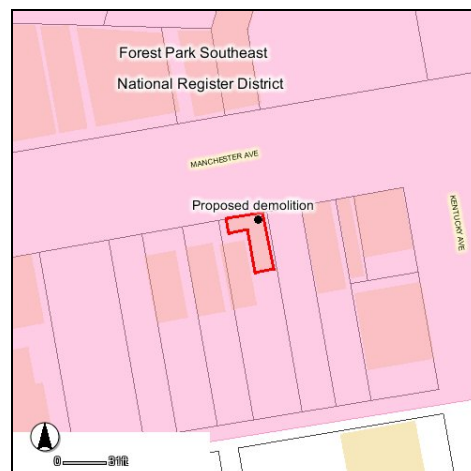


4180 MANCHESTER

OWNER:
Daniel Hayes and Sharon Frey

APPLICANT: Bellon Wrecking

RECOMMENDATION:
That the Preservation Board uphold the Cultural Resources Office Director's denial of the demolition of a Merit building in a National Register historic district.



BACKGROUND:

The current owners recently acquired this property which is around the corner from a building they own on Kentucky Avenue. Two buildings occupy this lot: a rear building, the Wolff House (4182 Manchester) built in 1892; and the front L-shaped Kuhnert Commercial Building (4180 Manchester) built in 1927. Both buildings are considered to be contributing resources to the National Register District. This property was included in Boundary Increase I to the Forest Park Southeast Historic District in 2005, which added the commercial buildings on the south side of Manchester from Newstead to Kentucky and some properties on the north side of Manchester as well.

The condition of the Wolff House at 4182 has become a concern as its west wall is significantly bowed. The property was condemned in early July 2012 and the owners followed immediately with a demolition permit application filed on July 10, 2012. The Cultural Resources Office Director denied the condemnation, indicating that the rehabilitation of the buildings would be the preferred course of action. After further review of the condition of 4182, the Cultural Resources Office Director approved the demolition of the building due to its increasingly unsound condition and, with its set-back position, a reduced impact on the historic district and its urban design. The owners are appealing the Director's denial of the demolition of the front building, 4180, at this time.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

The building at 4180 Manchester is located in a National Register District and a Preservation Review District.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the

criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. *Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.*

Not applicable.

- B. *Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.*

As a contributing building in the Forest Park Southeast Historic District, 4180 Manchester is a Merit building. The front portion of the building was occupied by a men's clothing store soon after it was built. The combination of residential and commercial use was typical along the Manchester commercial area which developed along a streetcar line.



EAST ELEVATION



WEST ELEVATION



REAR OF 4180 MANCHESTER ON RIGHT

C. *Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.*

1. *Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.*

In terms of the ordinance definition, 4180 Manchester is sound.

2. *Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.*

Not applicable.

D. *Neighborhood Effect and Reuse Potential.*

1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

The commercial buildings on Manchester in the Forest Park Southeast neighborhood are experiencing a high rate of rehabilitation and reuse. The large building at the west end of the block front at S. Boyle is occupied by the Sanctuaria restaurant. The residence at 4184 Manchester is being rehabilitated at this time. The condition of the block front and encouraging economic

development along Manchester do not indicate that a new use for 4180 would not be found in the near future.



NORTH SIDE MANCHESTER TO WEST



NORTH SIDE MANCHESTER OPPOSITE



EAST ON MANCHESTER



WEST ON MANCHESTER

2. *Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

4180 Manchester is a relatively small L-shaped building that has a storefront on Manchester. As noted above, the block and area are being upgraded as buildings are put back into use and it is likely that storefronts of various sizes will be in demand.

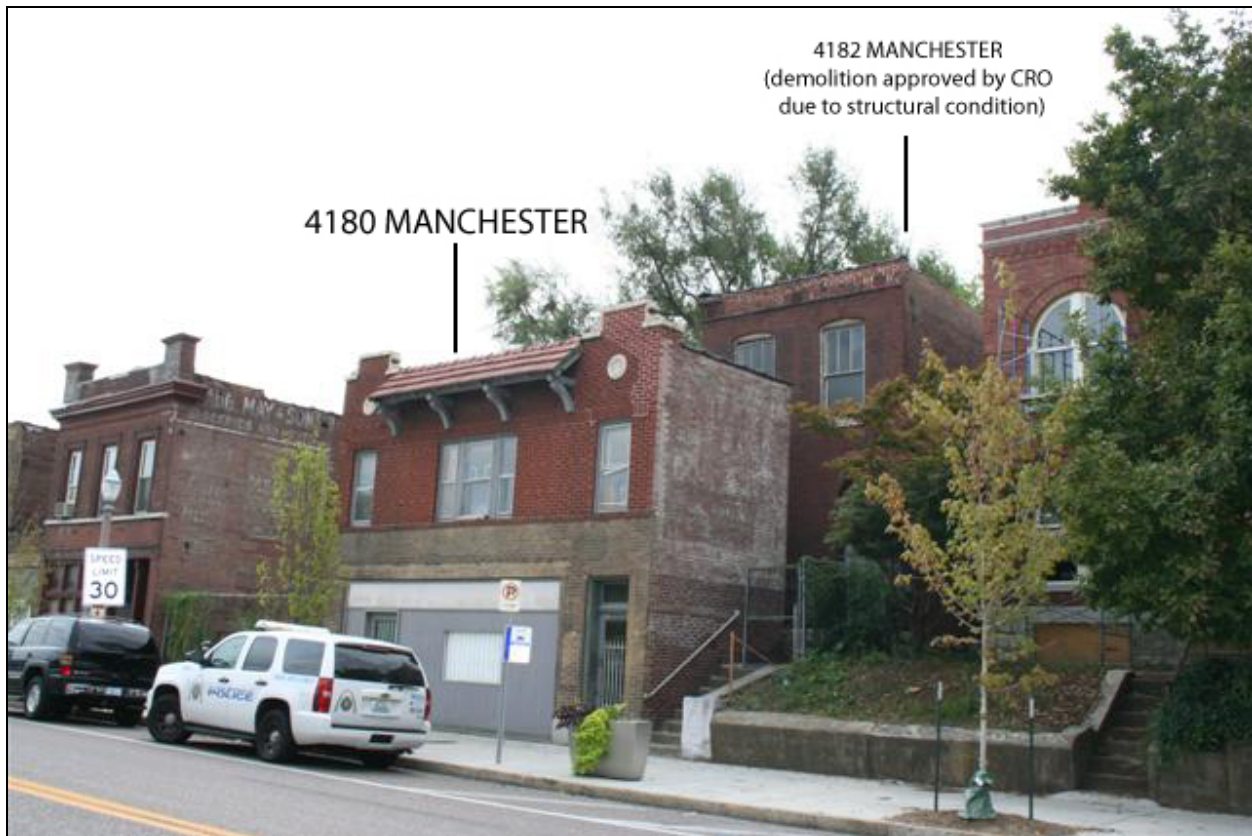
3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

The owners have provided no information on the cost of the rehabilitation of the building or their inability to undertake such a project. Historic tax credits would be available.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. *The effect of a proposed partial demolition on attached or row buildings.*
Not applicable.
2. *The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.*

The block front on Manchester between S. Boyle and Kentucky has a relatively intact set of buildings and no modern, non-contributing ones. The loss of 4180 Manchester would have a noticeable effect on this block front. The three properties in the middle of the block – 4180-82, and two residences, 4184 and 4188 – are flanked by vacant lots. While the lot east of 4180 is narrow, on the west side the gap is quite wide where a building was demolished in 2004. Converting 4180-82 to a vacant lot would noticeably increase the isolation of the two residences at mid block. The existing historic continuity, rhythm and density of the buildings in the middle of the block would be significantly impacted.



MANCHESTER BLOCK FACE

3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*
Not applicable.

4. *The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*

Not applicable.

- F. *Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:*

1. *The applicant has demonstrated site control by ownership or an option contract;*

Yes.

2. *The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;*

The owner is proposing to construct a parking lot.

3. *The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;*

Not applicable.

4. *The proposed use complies with current zoning requirements;*

The property is zoned "G", Local Commercial and Office.

5. *The proposed new construction would commence within twelve (12) months from the application date.*

Undetermined.

- G. *Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.*

Not applicable.

- H. *Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.*

Not applicable.

COMMENTS:

The Forest Park Southeast Historic District was established in 2001 and has been increased four times and a fifth addition is under review. The availability of historic tax credits has coincided with the significant redevelopment that has taken place on this stretch of Manchester. Now known as “The Grove,” it is an area of restaurants, entertainment venues and boutique stores. Businesses and visitors are attracted to the area because of its buildings and their occupants.

COMMUNITY CONSULTATION:

Two development entities active in the area, Park Central Development Corporation and the Washington University Medical Center Redevelopment Corporation, have been addressing parking concerns as the commercial area experiences a revival. These entities advise the Cultural Resources Office that they do not endorse the demolition of buildings on Manchester for the provision of parking and that this opinion is shared by many people involved in the recent revitalization of The Grove.

CONCLUSION:

As 4180 Manchester is a sound, Merit building in the Forest Park Southeast Historic District, its loss through demolition would not meet the criteria in Ordinance #64832.

CONTACT:

Betsy Bradley	Planning and Urban Design, Cultural Resources Office
Telephone:	314-657-3850
E-Mail:	bradleyb@stlouis-mo.gov



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

F.

DATE: August 27, 2012
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Appeal of Director's denial to install wrapping on street visible windows
ADDRESS: 2911 Milton
JURISDICTION: Compton Hill Certified Local Historic District — Ward 7



2911 MILTON

OWNER/APPLICANT:

David Juedeman & Hannele Haapala

RECOMMENDATION:

That the Preservation Board uphold the denial as the proposed wrapping of window frames is not in compliance with the Compton Hill Local Historic District Standards.



BACKGROUND:

The Cultural Resources Office received a permit application for replacement of five windows at 2911 Milton in the Compton Hill Local Historic District on July 26, 2012. The proposed replacement windows comply with the district standards, but the owners also wish to cover the window brick mold and eyebrows with coil stock. Since wrapping of exterior trim is not in compliance with the historic district standards the application was denied. The owner has appealed the denial and is seeking a variance.



FROM STREET

RELEVANT LEGISLATION:

Excerpt from Ordinance #57078, the Compton Hill Historic District:

A. Purpose of Standards

These standards shall apply to materials, color, form and architectural character of structures, appurtenances thereto, satellite structures, drives and yards, which are visible from the street; the term street not including alleys.

F. Exterior Materials

1. *Materials for new or rehabilitated structures shall be compatible in type, texture and color with the original building material. If the building is new, materials shall be compatible in type, texture and color with the predominant original building materials used in the neighborhood.*

Does not comply. The owner is proposing to wrap the shaped wood brick mold with aluminum coil stock, which is not an original building material.

G. Architectural Detail

1. *Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, a similar detail may be substituted.*

Does not comply. The owner is proposing to rewrap the decorative brick mold with plain aluminum, not only concealing the historic material, but also presenting an element of a different material and design. The proposed wrapping will maintain the flat, squared-off profile that occurred when the windows were wrapped initially.



FROM SIDEWALK

COMMUNITY CONSULTATION:

The Cultural Resources Office has not received any comments concerning the project from the Alderman or the Compton Hill Neighborhood Association.

COMMENTS:

The existing, non-compliant windows, with wrapped brick molds and eyebrows, and the resulting flat appearance, are clearly visible from the street, due to the property's wide side yards. The owners wish to reduce maintenance of the openings by re-installing the coil stock.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the Director's denial as the proposed wrapping of the window frames does not comply with the Compton Hill Neighborhood Local Historic District Standards.

CONTACT:

Bob Bettis	Planning and Urban Design, Cultural Resources Office
Telephone:	314-657-3866
E-Mail:	bettisb@stlouis-mo.gov